

HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

3430 Courthouse Drive ♦ Ellicott City, Maryland 21043 ♦ 410-313-2350

Marsha S. McLaughlin, Director

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TECHNICAL STAFF REPORT MAPLE LAWN FARMS - WACHOVIA BANK Planning Board Meeting of April 24, 2008

File No./Petitioner: SDP-08-58, Maple Lawn Farms, LLC

Wachovia Bank at Maple Lawn Farms, Westside District, Area 1, **Project Name:**

Parcel "B-11"

The request is for approval of a site development plan (SDP) for the construction Request: of a one-story bank with a drive-thru canopy and associated site improvements in

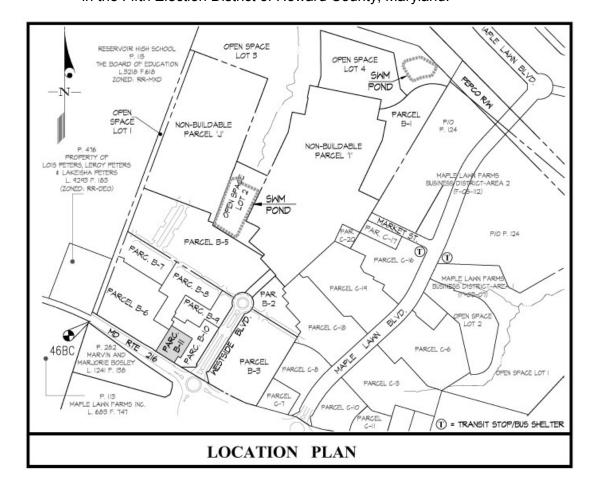
accordance with Section 127.F.1 of the Howard County Zoning Regulations. The subject project contains approximately 0.80 acre of land from the 605.3 acre total tract area for Maple Lawn Farms and is zoned "MXD-3" (Mixed Use

Development).

The proposed building is located on the northwest side of Westside Boulevard and Marvland Route 216, identified as Parcel "B-11" on Tax Map 46, Grid No. 3

in the Fifth Election District of Howard County, Maryland.

Location:



Vicinal Properties:

This site is located in the Westside District area of Maple Lawn Farms and is surrounded by the following:

North Side - Along the north side are unimproved future "Employment Use" parcels located within the same development.

East Side - Along the east side are unimproved future "Employment Use" parcels located within the same development and further east is Westside Boulevard.

South Side - Along the south side is Maryland Route 216.

West Side - Adjoining Parcel "B-6" is proposed for a "Harris Teeter" grocery store being processed under SDP-08-56. Further west is Parcel No. 476 zoned "RR-DEO" (Rural-Residential), improved with a single family detached dwelling which is presently being used as a group care facility. Also, along the west side is the Reservoir High School, Lime Kiln Middle School and the Fulton Elementary School campus.

Site History:

- **ZB Case No. 995M** for the Maple Lawn Farms PDP and Development Criteria was signed by the Zoning Board on February 8, 2001.
- **ZB Case No. 1039M** for an amended PDP to establish the MXD District for the former Wessel (Westside District) and Oliver Properties and for other PDP and Development Criteria revisions was approved by the Zoning Board on March 20, 2006.
- **PB Case No. 353,** Comprehensive Sketch Plan and Development Criteria approved by the Planning Board on July 11, 2001.
- **PB Case No. 378**, Amended CSP and Development Criteria for the entire 605.3 acre site to incorporate and establish land uses for the former Wessel (Westside District) and Oliver Properties and to revise the Development Criteria was approved by the Planning Board on January 25, 2007.
- **S-01-17**, Sketch Plan for the entire Maple Lawn Farms MXD project received signature approval on August 1, 2001.
- **S-06-16**, Amended Sketch Plan for Maple Lawn Farms received signature approval on February 20, 2007.
- **P-07-18**, Preliminary Plan to establish the Westside District received signature approval on September 12, 2007.
- F-08-54 and F-08-55, Final Plans to establish the Westside District, Area 1, Parcels B-1 thru B-5, Open Space Lots 1 thru 4 and Non-Buildable Parcels I, J and K received technically complete from the SRC on January 7, 2008.
- **F-08-105**, Final Plan to establish Parcels B-6 thru B-11 received technically complete from the SRC on March 12, 2008.
- WP-08-04, Waiver Petition for a reduction of the 40 foot minimum public road frontage requirement for open space lots was approved by DPZ on August 8, 2007.
- **SDP-08-56**, Site Development Plan for the construction of the Harris Teeter grocery store received approval from the Planning Board on March 13, 2008.

Site Analysis:

Site Improvements - This SDP proposes the construction of a one-story 18 foot high bank building approximately 50' x 75' in size with a net floor area of 4,037 square feet with a drive-thru canopy and other site improvements including 21 parking spaces. This SDP is designed in accordance with the "Traditional

Neighborhood Design" (TND) concept. The main design concept is to provide an attractive urban streetscape by fronting the proposed buildings directly along the public streets with landscaped medians, sidewalks, street trees, enhanced landscaping at the base of each building, street furniture and lighting to promote pedestrian oriented traffic, and to locate large parking areas away from public streets toward the side and rear of buildings.

Storm Water Management (SWM) - Storm water management for this project is provided by regional facilities constructed under Final Plans, F-03-07 and F-08-55.

Landscaping - The Landscape Plan for this project complies with the Howard County Landscape Manual and the Maple Lawn Farms Landscape Design Criteria approved under S-01-17, S-06-16 and PB Case Nos. 353 and 378.

Forest Conservation - This project addressed the forest conservation requirements under the processing of Final Plan, F-08-54.

Adequate Public Facilities - This comprehensive project passed the tests for road adequacy under S-01-17 and S-06-16.

Employment Use Development Criteria - This SDP is in compliance with all applicable requirements of the "Employment" Use Development Criteria approved under the amended CSP, S-06-16 and PB Case No. 378.

- Setback Requirements The proposed structure complies with the minimum setback requirement of 50 feet from the boundary line along Maryland Route 216 and 10 feet from any other property line. The bank will be approximately 74 feet from the Maryland Route 216 R/W line and at least 40 feet from all other adjoining parcel property lines.
- **Permitted Land Uses** The proposed bank is a permitted use for the "Employment" land use area of this "MXD" zoned project.
- **Height Requirement** The MLF Development Criteria limits commercial buildings in the Westside District located within 300 feet of Md. Route 216 not to exceed two stories. The proposed building is one story high with a roof elevation of 18 feet.
- **Lot Coverage** There is no lot coverage requirement imposed on "Employment" land use areas per the MLF Development Criteria. <u>The proposed total building coverage for this project including the building and drive-thru canopy is approximately 14.6 %.</u>
- Parking Requirements The MLF Development Criteria requires a minimum of 5 parking spaces for each 1,000 square feet of net leasable area devoted to commercial uses. The total parking space requirement for the bank is 21 spaces and this SDP is providing 21 parking spaces. This SDP and SDP-08-56 (Harris Teeter) will be providing a total of 533 parking spaces for Parcels "B-6" thru "B-11". A shared access and parking agreement for Parcels "B-6" thru "B-11" has been recorded per liber 7789, folio 353 for a commercial center development.

■ Floor Area Ratio (FAR) Requirements - The maximum overall F.A.R. limit for this development is 0.35 calculated on the total acreage for all "Employment" land use areas within the Maple Lawn Farms project. The tracking chart below provides the F.A.R. for this SDP and for all other SDP's already processed within the "Employment" land use area up to this date for Maple Lawn Farms.

FLOOR A REA RATIO (F.A.R.) TRACKING CHART					
DPZ File Number	Parcel Area	Floor Area	F.A.R.		
SDP-04-44	4.40 acres (191,605 sq. ft.)	93,945 sq. ft.	0.49		
SDP-04-96	3.17 acres (137,933 sq. ft.)	24,088 sq. ft.	0.17		
SDP-05-08	3.20 acres (139,520 sq. ft.)	22,218 sq. ft.	0.16		
SDP-05-36	4.24 acres (184,802 sq. ft.)	93,945 sq. ft.	0.51		
SDP-05-47	5.58 acres (243,230 sq. ft.)	123,685 sq. ft.	0.51		
SDP-06-67	4.78 acres (208,087 sq. ft.)	100,288 sq. ft.	0.48		
SDP-06-148	8.54 acres (371,950 sq. ft.)	121,620 sq. ft.	0.33		
SDP-07-02	7.36 acres (320,659 sq. ft.)	45,225 sq. ft.	0.14		
SDP-08-56	4.24 acres (184,615 sq. ft.)	49,472 sq. ft.	0.27		
SDP-08-58 (This SDP)	0.80 acre (34,895 sq. ft.)	4,037 sq. ft.	0.12		
Total	46.31 acres (2,017,241 sq. ft.)	678,793 sq. ft.	0.34		
Total Employment Area	122.0 acres	N/A	N/A		
to be Recorded					

Planning Board Criteria:

This SDP is in compliance with the five Planning Board criteria requirements of Section 127.F.2 of the Howard County Zoning Regulations as follows:

1. Is consistent with the approved Preliminary Development Plan (PDP), Comprehensive Sketch Plan (CSP) and Development Criteria.

The site design for the proposed building and other site improvements is consistent and in compliance with the approved PDP, CSP and Development Criteria requirements approved for this project. This SDP is also consistent with the purpose and design concept for a "Traditional Neighborhood Design" (TND) development.

2. Satisfies the applicable requirements of Section 127.E.3.

This SDP satisfies the applicable requirements of Section 127.E.3 of the Zoning Regulations which describes the Planning Board's approval decision of the CSP and the Development Criteria. The Planning Board approved the original CSP and Development Criteria under PB Case No. 353 on July 11, 2001 and the amended CSP and Development Criteria under PB Case No. 378 on January 25, 2007. The Planning Board reserved the authority to review and approve site development plans for all "Employment" use development for the Maple Lawn Farms project as required under the Planning Board's Decision and Orders for PB Case Nos. 353 and 378.

3. Makes effective use of landscaping to provide buffers where needed and to enhance the site design.

The developer proposes to install landscaping for this project beyond what is mandated by the Howard County Landscape Manual and the MLF Landscape Design Criteria. The Md. Route 216 perimeter is to be landscaped with a mixture of shade trees, shrubs, and street trees to be planted under the processing of F-08-54, SDP-08-56 and this SDP. Therefore, the external perimeter landscaping along with the streetscape planting for Md. Route 216 and the Westside Boulevard, the required internal parking lot island landscaping, and the shrub planting located at the base of the bank will provide an attractive site design and provide an effective landscape buffer for this site.

Provides squares, plazas or other useable landscaped areas within apartment 4. developments, office developments or focal points.

This SDP and the processing of Final Plan, F-08-54 will provide the landscaping and other site amenities including benches, landscape lighting, planters and pedestrian walkways as part of the development of this project.

5. Implements the pedestrian circulation system for the MXD Use Development.

This SDP in conjunction with approved Final Plan, F-08-54 and other approved or future SDP's will provide the pedestrian circulation system throughout the entire development including sidewalks, pathways and crosswalks for the Westside District of Maple Lawn Farms. Sidewalks and crosswalks will be provided along Md. Route 216 and the Westside Boulevard adjacent to the proposed building in accordance with approved Final Plan, F-08-54 with additional sidewalks to be installed within Parcel "B-11" as part of this SDP.

SRC Action:

On March 27, 2008, the Subdivision Review Committee (SRC) determined that this SDP may be approved.

Please note that this file is available for public review at the Department of Planning and Zoning's public service counter, Monday through Friday, 8:00 a.m. to 5:00 p.m.

Recommendation:

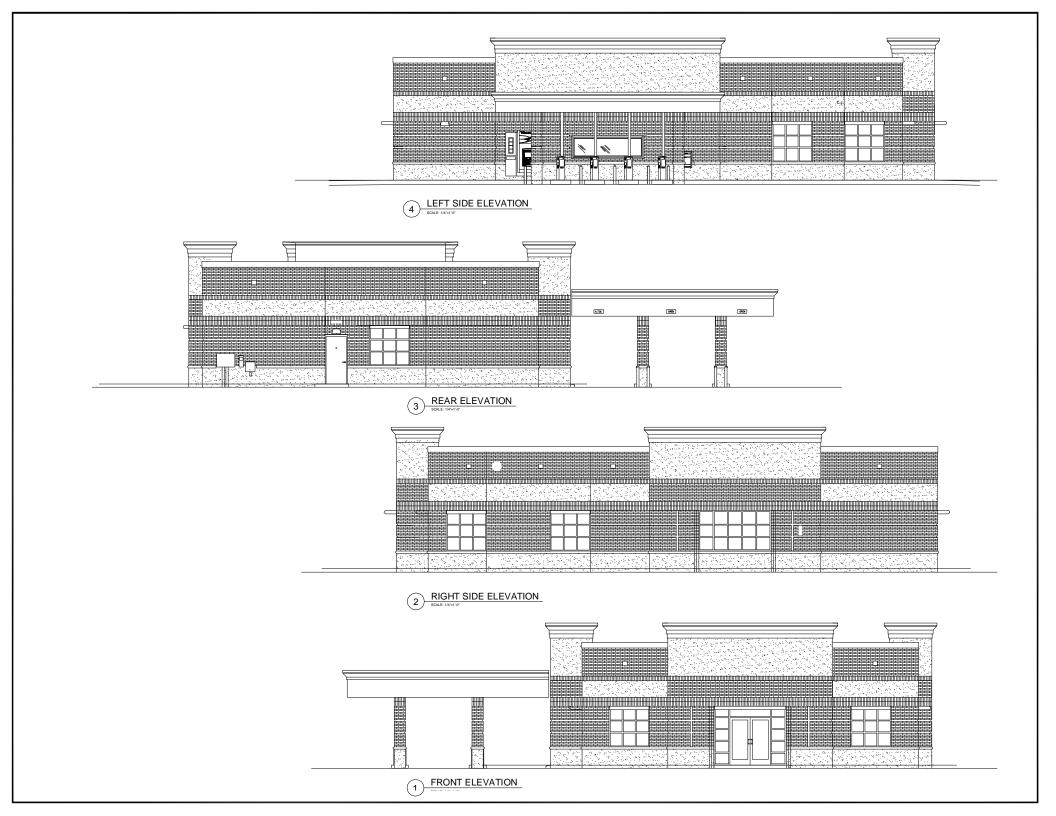
The Department of Planning and Zoning recommends that the Planning Board approve this SDP, subject to compliance with the SRC agency comments issued for SDP-08-58. All remaining SRC agency comments have been resolved except for completion of general notes and plat references on the plan and the recording of final plats, F-08-54 and F-08-105 prior to signature approval of this SDP.

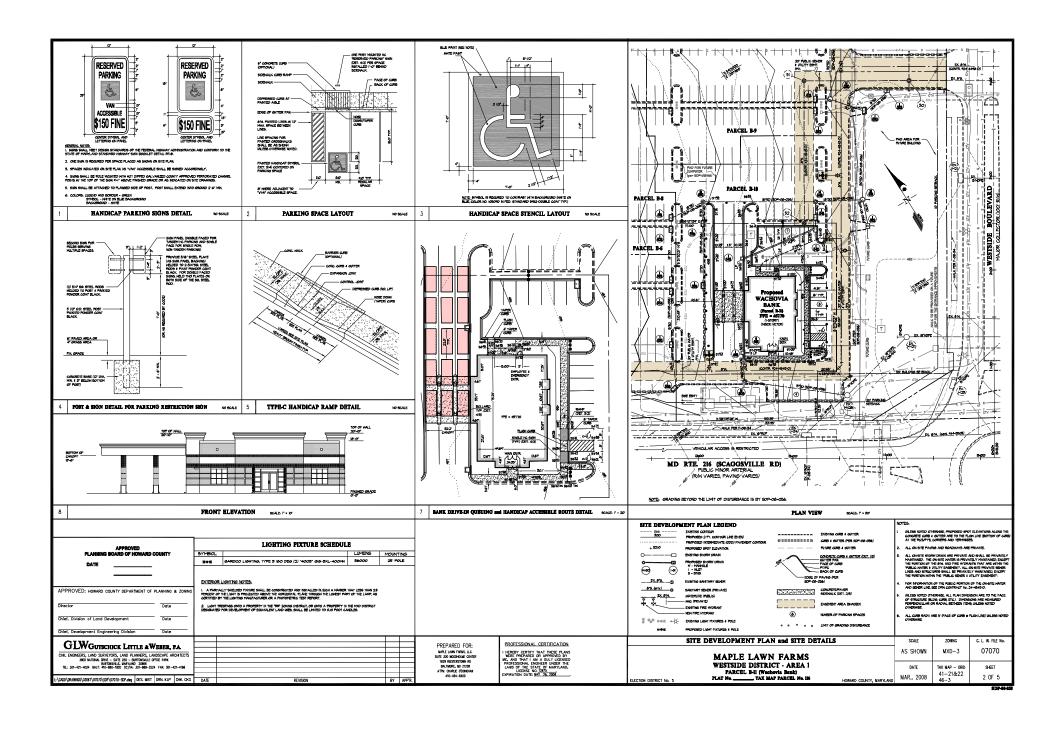
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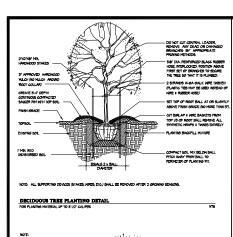
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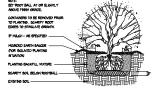
Marsha S. McLaughlin, Director

Department of Planning and Zoning









SHRUB PLANTING DETAIL

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SPECIFICATIONS: PLANT MATERIALS AND PLANTING METHODS

A. PLANT MATERIALS

THE LANDSCAPE CONTRACTOR SHALL FURNISH AND INSTALL AND/OR DIS, BALL, BURLAP AND TRANSPLANT ALL OF THE PLANT MATERIALS CALLED FOR ON DRAWINGS AND/OR LISTED IN THE PLANT SCHEDULE.

PLANT NAMES USED IN THE PLANT SCHEDULE SHALL CONFORM WITH "STANDARDIZED PLANT NAMES" LATEST EDITION

TAMIN DIMONOPUP. ALL PAS EQUAL TO OR BETTER THAN THE REQUIREMENTS OF THE WAS SYMDAMP FOR NUMBER'S STOCK LATES EDITION, AS PREJURED BY THE AMERICAN ASSOCIATION OF INVESTIGATION FOR THE THEORY OF THE WAS SYMDAMPORI. ALL PLANTS SHALL BE TYPICAL OF THEM SPECIES MOV WASCING, WHICH WAS TO RESIDE AND WASCING, WHICH OF BOTH AND SHALL BE THE GALLITY INVESTIGATION OF THE SPECIES MOV WASCING, WHICH DISTORTS AND WASCING AND THE STOCK SHALL THEM SHALL BE THE GALLITY SHALL BE RESIDED. THE SHALL BE SHALL BE THE SHALL BE SHALL BE THE SHALL BE SHALL BE SHALL BE THE SHALL BE SHALL

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PLANT MEASUREMENTS
ALL PLANTS SHALL CONFORM TO THE MEASUREMENTS SPECIFIED IN THE PLANT
SCHEDULE AS APPROVED BY THE DESIGN REVIEW CONNITTIE (DRG).

A. CALIFER MEASUREMENTS SHALL BE TAKEN SIX INCHES (8") ABOVE GRADE FOR TREES UNDER FOUR-INCH (4") CALIFER AND THELVE (2") ABOVE GRADE FOR TREES FOUR INCHES (4") IN CALIFER AND CYCR.

B. MINIMA BRANCHING HEIGHT FOR ALL SHADE TREES SHALL BE SIX FEET (6°), MAXIMAN EIGHT FEET (A°)

C. CALIFER, HEIGHT, SPREAD AND SIZE OF BALL SHALL BE GENERALLY AS

CALIPER	HEIGHT	SPREAD	SIZE OF BALL
5" - 55"	14'-16"	6.0	52' DIAMETER
55'- 4"	14'-16"	8'-10'	56' DIAMETER
4" - 45"	16'-16'	8'-10'	40" DIAMETER
45'-5'	16/-17	10'-12'	44' DIAMETER
5' - 55"	10'-20"	10'-12'	48' DIAMETER
55'- A'	10'-20'	12'-14'	52" DIAMETER

ALL PLANT MATERIAL SHALL GENERALLY AVERAGE THE MEDIAN FOR THE SIZE RANGES INDICATED ABOVE AS INDICATED IN THE "AAN STANDARDS".

PLANT IDENTIFICATION PLANT IDENTIFICATION.

LEGIBLE LABELS SHALL BE ATTACHED TO ALL SHADE TREES, MINOR TREES, SHOR RESEARCH SPECIMEN SHRUES AND BRADLES OR BOXES OF OTHER REAM MATERIAL GYANG THE BOTANICAL AND COMMON MAYES, SIZE AND DANTITY OF EACH SHAPE OF PLANTS SHALL BEAR CERTIFICATES OF INSPECTION AS REQUIRED BY FEDERAL, STAKE AND COAINT, MINORITES.

PLANT INSPECTION.
 THE DESIGN REYIDS COMMITTEE MAY, JPON REGUEST. BY THE BUILDER OR DEVILLOPER, ALL LEAST TEN (c) DAYS PROOR TO THE INSTALLATION OF ANY PROPOSED PLANT MAISTRIAL, INSPECT ALL PROPOSED PLANT MAISTRIAL AT THE SOURCE OF ORDER.

ALL PROPOSED PLANT MATERIALS THAT MEET THE SPECIFICATIONS IN SECTION A ARE TO BE PLANTED IN ACCORDANCE WITH THE POLLCHING METHODS DURING THE PROPER BY MATTING MARCHINE PROPERTY IN ARTIFICIAL PROPERTY OF THE POLLCHING PARTY.

I. PLANTING SEASONS

THE FLANTING OF DECIDIOUS TREES, SHRIPS AND VINES SHALL BE FROM MARCH IST TO JUE SHIT AND FROM SEPTIMER ISHI TO DECEMBER SHIT. PLANTING OF DECEDIOUS MARTHAL MAY BE CONTINUED DURING THE RINISTE MORTH PROVIDED THERE IS NO FROST IN THE GROUND AND FROST-FREE TOPSOL PLANTING MATTHES ARE USED.

THE PLANTING OF EVERGREEN MATERIAL SHALL BE FROM MARCH STH TO LINE 5TH AND FROM AUGUST 5TH TO DECEMBER 15T. NO PLANTING SHALL BE DONE WHEN THE GROUND IS FROZEN OR EXCESSIVELY MOIST. NO PROZEN OR NET TOPPOL SHALL BE USED AT MAY TIME.

ALL PLANT MATERIAL SHALL SE DUG, BALLED AND BURLAPPED (BIB) IN ACCORDANCE WITH THE "AAN STANDARDS".

THE LANDSGAPING CONTRACTOR SHALL EXGAVATE ALL PLANT PITS, VINE PITS, HEDGE TRENCHES AND SHRIP BEDS IN ACCORDANCE WITH THE POLLOWING SCHEDULE.

LOCATIONS OF ALL PROPOSED PLANT MATERIAL SHALL BE STAKED AND ROYED IN THE FIELD BY THE LANDISCAPE ARCHTECT BEFORE ANY OF THE POSED PLANT MATERIAL IS INSTALLED BY THE LANDISCAPE CONTRACTOR.

ALL PITS SHALL BE GENERALLY CROJLER IN OUTLINE, VERTICAL SIDES, DET SHALL NOT BE LESS THAN 6" DEEPER THAN THE ROOT BALL, DIAMPETER SHALL NOT LESS THAN THAT THESE THE DIAMPETER OF THE ROOT BALL. AS SET FORTH IN THE ROLL CHAINS SYMPLEY.

C. IF AREAS ARE DESIGNATED AS SHRIB BEDS OR HEDGE TRENCHES, THEY SHALL BE EXCAVATED TO AT LEAST IS DEPTH MINNUM, AREAS DESIGNATED FOR GROUND COVERS AND VINES SHALL BE EXCAVATED TO AT LEAST IZ IN DEPTH MIXMUM.

PLANT SIZE	ROOT BALL	PIT DIA	PIT DEPTH
5" - 55"CAL	52"	64"	26"
55"- 4" CAL.	56"	72"	52*
4" - 45"CAL.	40"	80"	56"
45"- 5" CAL	44"	88"	40"
5" - 55"CAL.	46"	46"	44"
55'- 6' CAL.	52"	104"	40"

ALL PLANT MATERIAL SHALL BE STAKED OR GLYED, AND WRAPPED IN ACCORDANCE WITH THE FOLLOWING SPECIFICATIONS.

A. STAKES, SHALL BE SOUND MOOD 2" X 2" ROUSH SAWN OAK OR SIMILAR DIRABLE MOODS, OR LENGTHS, MINMAY THO" FOR MAJOR TREES AND 5"-0" MINMAY FOR MAYOR TREES.

B. MRE MO CABLE. MRE SHALL BE 10 GA GALVANIZED OR BETHANIZED ANDRALED STEEL HIRE. FOR TREES OVER 5° CALFER, PROVIDE 516° TURN BUXILES, FOR MO FOR MITH "MAKE", FOR TREES OVER 5° CALFER, PROVIDE 516°, 1 STRAND CABLE CADMIN FLANED STEEL, MITH GALVANIZED TET: HINNEDS OF MIRE AND MORE ON IRES DIS 10° ST IN CALIFOR.

C. HOSE: SHALL SENEX, 2 FLY REINFORCED RUBBER HOSE, MINIMA I/2" LD. PLASTIC LOCK TIES! OR PAUL'S TREES BRACES! MAY SELUCID IN PLACE OF WIRE AND HOSE ON TREES UP TO 5" IN CALIFER.

D. ALL TREES UNDER 5" IN CALIFER ARE TO BE PLANTED AND STAKED IN ACCORDANCE WITH THE ATTACHED PLANTING DETAILS.

PLANT PRINNS, EDGING AND HULCHING

ALL TRENCHES AND SHRUB BEDS SHALL BE EDGED AND CULTIVATED TO LINES SHOWN ON THE DRAWING. THE AREAS AROUND SOLATED PLANTS THE LINED SHOWN ON THE DRAMINS. THE ARRESS AROUND SOLATED PLANTS SHALL BEE EDED AND OLITIVATED TO THE PLLL DIAMETER OF THE PIT. SOO JAKOH HAS BEEN REMOVED AND STACKED SHALL BE USED TO TRIM THE EDGEL OF ALL EXCAVATED AREAS TO THE WEAT LINES OF THE PLANT PIT SAVCEDS, THE EDGES OF SHUBLA MEETA EDGEC TREVILES AND VINE PROVINCES.

C. APTER CULTIVATION, ALL PLANT MATERIALS SHALL BE MILCHED MTH A 5" LAYER OF FINE SHEEDDED PINE BANK, PLAT MOSS, OR ANOTHER APPROVED MATERIAL OVER THE ENTIRE AREA OF THE SED OR SALKER.

PLANT INSPECTION AND ACCEPTANCE

THE DESIGN REVIEW COMMITTEE SHALL BE RESPONSIBLE FOR INSPECTING ALL PLANTING PROJECTS ON A PERIODIC BASIS TO ASSIRE THAT ALL WORK IS PROJECTION IN ACCORDANCE WITH THE APPROVED PLANS AND SPECIFICATIONS

PLANT GUARANTEE

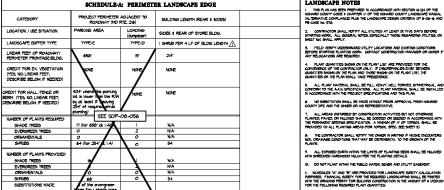
ALL FLANT MATERIAL SHALL BE GUARANTEED FOR THE DURATION OF ONE FILL GROWNS SEASON, AFTER FINAL INSPECTION AND ACCEPTANCE OF THE WORK IN THE FLANTING PROJECT. PLANTS SHALL BE ALIVE AND IN SATISFACTORY OPIONING CONDITION AT THE END OF THE GUARANTEE PERCO.

A. FOR THIS PURPOSE, THE "SRICKING SEASON" SHALL BE THAT PERIOD BETWEEN THE BID OF THE "SRINIO" PLANTING SEASON, AND THE COMMENCEMENT OF THE THALL" IR ANTING SEASON.

B. GUARANTEE FOR PLANTING PERFORMED AFTER THE SPECIFIED END OF THE SPENIS" PLANTING SEASON, SHALL BE EXTENDED THROUGH THE END OF THE NEXT END LOSING MEMBERS OF AUTHOR GRADING. SODDING

ALL SCODING SHALL BE IN ACCORDANCE TO THE "LANDSCAPE SPECIFICATION CUDELINES FOR BALTMORE-WIGHINGTON METROPOLITAX AREAS" LATEST EXITION, APPROVED BY THE LANDSCAPE CONTRACTORS ASCOLATION OF METROPOLITAX WASHINGTON AND THE AMERICAN SOCIETY OF LANDSCAPE ACHTECTS.

ALL SOD SHALL BE STRONGLY ROOTED SOD, NOT LESS THAN TWO TEAMS OLD AND FREE OF NEEDS AND INDESPARABLE NATIVE GRASSES. PROVIDE DALY SOC CAPABLE OF SHOOTED PACE SOON THE PROVIDED AND IN STRIPS NOT HOME THAN AS HOME & 4" LONG. PROVIDE SOD COMPOSED PROVIDALLY OF IMPROVISION SHOWS AS A COLUMN A VICTA OR ESCAPE.



LANDSCAPE SURETY REQUIRED FOR SCHEDULE-A: LANGUARTE SKETT IN RUMBER OF SHADE TREES FOR BONDING. SCHEDULE IN NAMER OF EMERGERS TREES FOR BONDING. SCHEDULE IN NAMER OF EMERGERS TREES FOR BONDING. SCHEDULE IN NAMER OF ORNAMENTAL TREES FOR BONDING. O x \$ 500 = 0.00 O x \$ 150 = 0.00 54 x \$ 50 = 1,620.00 O x \$ 50 = 0.00 OR SCHEDULE-A \$1,620.00

SCHEDULE B -- PARKING LOT INTERNAL LANDSCAPING

I (I SHADE TREE PER 20 PARKING SPACES)

PLANTING PER THE MLF
LANDSCAPE DESIGN
CRITERIA (PART-F)

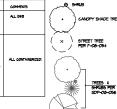
DEVELOPER'S/BULDER'S CERTIFICATE

DIE VERMITTER UND LUDIER DE CHREITER-LE DOE WE ZORTH HAIT THE LADOLANNE BOOK OR THE HANNILL EE DOE WE ZORTH HAIT THE LADOLANNE BOOK OR THE HANNILL EE DOE HOURD COUNT LADOLANE MANUL AND THE HE LADOLANE ERSON CRITERA HE HANNING ZORTH THAT WHA COMPATION ALLETTER OF LADOLANE INSTALLATOR, ACCOMPANIED BY AN EXCUSIVE DIE THAN GURGANIER OF PLANT MATERIAS, MLL DE SIGNITIED TO THE DEPARTMENT OF PLANTE OF THE COUNTY AND THAN THE SIGNITIES OF THE DEPARTMENT OF PLANTE OF THE COUNTY OF THE SIGNIFICATION OF THE PROPERTY OF THE PLANTER OF TO ZONIO.

FOR LANDSCAPE INSPECTION TO OBTAIN THE RELEASE OF THE SUPETY, CONTACT HOWARD COUNTY DEPT. OF PLANNING & ZONNS AT 40-515-2550. SEE THE CHART BELOW FOR THE SIZENK DOWN OF THE SUPETY ON A PER LOT BASIS.

- PAD AREA FOR -FUTURE BULDING A . Siberorer Er LANDSCAPING WACHOVIA FOR PARCEL B-IO BUILDING PAD TO A FUTURE BANK 8 (Percel B-II) 2 0 m (EX) NALK FER TOOSH EX UPTOR STREET TREES PER F-08-54 MD RTE 216 (SCAGGSVILLE RD)

PLANT LIST					PLANTING LEGEND
SYMBOL.	QUANT.	9/25	NAME (BOTANICAL ICOMMON) OF PLANTS FOR SELECTION BY CHARRENTER	COMMENTS	®_SHRUB
\bigcirc	4	25' - 5' GAL.	GLOOSE FROM THE POLLOWING: ACER REPRIN OCIOSES GLORY OCIOSES GLORY RED MAPLE OSTRICIS PALISTRES / PRI OAK. ZELKOVA SERRATA VILLAGE ORDEN / VILLAGE GREEN ZELKOVA	ALL BeB	CANOPY SHADE
•	54	ALL 24" - BO" SPITEAD	COOKS TIMES IN TOLLARDS. CARRADA THE TOLLARD	ALL CONTAINERIZED.	× STREET TREE FER F-08-054 INCES 8 SPR-08-0



	NAME	DATE	THIS PLAN IS FOR PLANTING PURPOSES ONLY	
			I ANDSCADE DI AN and NOTES & DETAILS	-

MAPLE LAWN FARMS	
MULTIC PUMIL LUMBS	
WESTSIDE DISTRICT - AREA I	
PARCEL B-II (Wachovia Bank)	
PLAT No, TAX MAP PARCEL No. 116	HUMABU COLL

PUBLIC MINOR ÁRTERIAL (R/W VARIES, PAVING VARIES)

	SCALE	ZONING	G. L. W. FILE No
	1" = 30'	MXD-3	07070
AND	DATE MAR., 2008	TAX MAP - GRID 41-21&22 46-3	SHEET 5 OF 5

GLWGUISCHICK LITTLE & WEBER, PA CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS
3000 NATIONAL DRIVE - SUTE 250 - BURTONSVILLE DRIVE PARK
BIRTONSVILLE MARKAND 20066
TEL: 301-421-4024 BALE: 401-8940-1260 CG/VIN 2-01-980-2524 FXX: 301-421-4186

I-\CANN\NPANNICS\GTART\GTATG\SPR\GTATG\LISAM DES NOT DEN KIP CHK CKC DATE

PREPARED FOR: PREPARED FOR:
WAPLE LAWN FARMS, LLC.
SUITE 300 WOODHOLME CENTER
1829 RESTERSTORN RO
BALTWORE, MD 21208
ATTN: CHARLE O'DONOVAN
410-484-8400

THE SURETY FOR THE REQUIRED PLANTING PER SCHEDULE-B 19. I troe x 4800/troe = 4800,000 (ALL LANDSCAPE PLANTING ABOVE THE MINIMUM IS VOLUNTARY AND NOT MANDATORY)

NUMBER OF PARKING SPACES IS NEW SURFACE PARKING SPACES.

SHADE TREES OTHER TREES (2:1 substitution)

EX. 8'5.

